

11/26/71 Post  
**Kennedy Center Asking  
Hill for Extra \$3 Million**

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STATINTL

By David R. Boldt

Washington Post Staff Writer

Spokesman for the John F. Kennedy Center for the Performing Arts said yesterday that an additional \$3 million is needed to cover construction costs.

Roger L. Stevens, chairman of the center, outlined the reasons in a letter to Sen. Jennings Randolph (D-W. Va.), chairman of the Senate Public Works Committee.

An aide to Randolph said the center "is going to have to have some real good reasons and excuses" if it expects to get the money from Congress.

Congress was promised in 1969, when it authorized \$12.5 million in additional spending above the original \$66 million appropriation, that no further funds would be needed.

Philip Mullin, the center's administrator, said yesterday that additional funds are needed to cover expenses by contractors who claimed to have suffered losses when they couldn't begin work on schedule because of delays by other contractors in finishing construction assignments. He said the money could be provided by increasing the center's borrowing authority.

The Senate report in 1969 said specifically that any additional funds would have to come from private sources.

The letter from Stevens to Randolph was understood to have said that private sources had already been asked unsuccessfully for funds.

Rep. Frank Thompson Jr. (D-N.J.), a Kennedy Center trustee, said, "Any such request is possible to have honored, but it would be difficult."

House fiscal gadfly Rep. H. R. Gross (R-Iowa) undoubtedly would regard a request as the coming true of a prediction he made to his constituents in his September newsletter.

Gross, who refers to the center as a "monstrous white elephant," wrote in the newsletter that the center's promoters would shortly be "clamoring up Capitol Hill...demanding that the common man be gouged" for further funds.

No specific legislation has yet been introduced. The subject may come up at a hearing next Thursday on a proposal

by Sen. Charles Percy (R-Ill.) under which the federal government would provide \$1.5 million annually, equal to about two-thirds of the cost of maintaining the building, on the grounds that for most of the day the center is a federal monument and not a performing arts center.

The \$1.5 million proposal was criticized in a House hearing last July by Rep. William H. Harsha (R-Ohio) for violating the pledge that no more taxpayer money would be needed for the center.

Stevens, at that hearing, had contended that the pledge only covered construction costs, not the cost of operating the building after it was opened.

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## Final Census Shows 11% More Blacks in Suburban Areas

### CENSUS, From CI

age increase of 11.6 per cent.

However, the proportion of blacks outside the District also increased from 17.3 per cent to 25.7 per cent in the ten-year period.

While it may seem to be paradoxical that the District lost many whites residents in the 1960s and the suburbs gained a significant number of blacks, the black population of the District rose from 55 per cent in 1960 to

72 per cent in 1970. Yet, the total D.C. population was relatively the same.

Statistics seem to indicate what housing observers have been noting in recent years—more affluent and near-affluent blacks are following the whites out of the city to areas where they can find newer houses and schools, plus a greater sense of personal security. Also seen is a continuing immigration of blacks into the District.

Even the share of blacks

within the entire metro area increased slightly from 24.8 per cent in 1960 to 25.8 per cent in 1970, almost the same as the pattern of increase in the 1950s.

In the count of total warm bodies in this metro area, the over-all 52 per cent increase included a net migration gain of 416,680 (about 52 per cent) and 48 per cent from natural increase (561,989 births against 181,636 deaths).

The total of housing units in the area increased 46.8 per cent—a net increase of 298,913—in the past decade. But nearly 350,000 new housing units were built during that period—reflecting a loss of some 50,000 units. Of those, 33,000 were rental units—about 65 per cent of the total.

And nearly two-thirds of that loss—31,910 units—was in the District. Between 1960

and 1970, the District gained 43,334 housing units but it lost 31,910. That 6 per cent increase in total District housing units can be contrasted against a gain of 75 per cent in the outer area, which had a net gain of 280,000 units.

A reflection of a national trend to more mobile or trailer-type housing units is seen in area Census data. The mobile house count rose 61 per cent from 3,859 in 1960 to 6,241. Since the census was taken, more modern mobile home parks have been introduced in this area.

Qualitatively, despite known shortcomings of the area's housing supply, Census data showed that the metro area to have a higher level of housing than the national average. Only 1.9 per cent of all area units lack some or all plumbing facilities, as compared with the national figure of 6 per cent, which includes rural areas.

(Subsequent stories in this series, based in part on 1970 Census data, will examine changes in living patterns, growth in the various counties and likely trends in this decade.)

## ESTATE

Homes

Gardens

VEMBER 20, 1971

C1

# Metro Area Now 7th in U.S.; Tenants Outpace Owners Here

By Michael Sumichrast and John B. Willmann

(First in a Series)

During the 1960s, when many significant changes occurred in the housing and housing-related structure of this metro area, the living patterns of many persons changed. And why not? This area has an acknowledged mobile or transitory population that now exceeds 3 million persons.

For instance, among the comers and goers were the Lyndon Johnsons and the Richard Nixons. And the list goes on.

Statistics from the 1970 Census note this area's population increased 38.6 per cent—797,033 persons in the 1960s, some 200,000 more than in the 1950s.

One salient explanation is that the official Washington Standard Statistical Metropolitan Area itself gained Prince William and Loudoun counties in Northern Virginia.

It might be noted that the metro area included only the District and Arlington County in 1950, adding Montgomery, Prince George's, Fairfax and Alexandria in the decade ended in 1960. As a result of computation changes, the metro area in-

creased from 93 to 2,396 square miles in the last 20 years.

Pertinently, too, some new housing relating to Washington as a metro center is being built in Charles, Anne Arundel, Howard and Frederick counties in Maryland and in Fauquier County, Va.

Meanwhile, this metro area now ranks seventh among all, overtaking Boston, Pittsburgh and St. Louis in both people and housing units. Only the New York City and Los Angeles metro areas had population increases larger than Washington's in the 1960s.

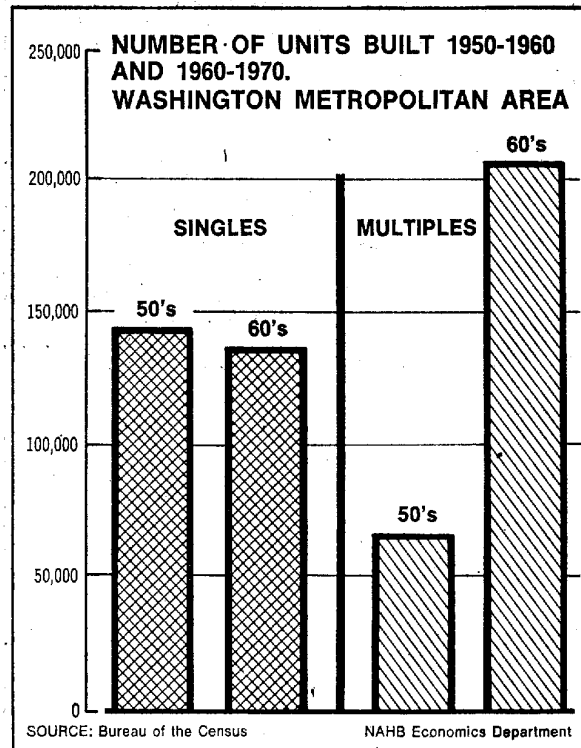
While that substantial increase in people and land scope occurred hereabouts, the Census also reveals some surprising changes in who-lives-where-how statistics.

During the 1960s, this area's percentage of owner-occupied houses declined from 49 to 46 per cent—reflecting the apartment building binge of the mid-1960s. Ownership of houses increased by 112,744 units (37.5 per cent) but rental units increased by 176,843 units (57.3 per cent). Most of that apartment increase was in suburban areas, much of it in Prince George's.

As a matter of statistical Census data, the percentage of home owners dropped from 49 to 46 per cent here in the 1960s.

Traditionally, this area has had a larger than usual portion of its single houses as rental units. That total rose to nearly 100,000 units in 1970, up 10,000 over 1960 total. But the percentage of rented single houses dropped from 22 per cent in 1960 to 19 per cent.

Only 3 per cent (12,174) of all area multi-family living units were owner occupied in 1970—a decline from 6 per cent in 1960. However, that trend may reverse itself in the 1970s, if condomini-



nium-cooperative ownership of new and existing apartment and town house complexes continues its bullish bent.

In regard to the racial makeup of the people in the Washington metro area, the 1970 Census disclosed that

the District's population lost 140,000 whites while 135,991 blacks moved in. Meanwhile, the share and numbers of blacks in the suburbs increased sharply, by 101,796 from 87,555 in 1960 to 189,351 in 1970—a percent-

See CENSUS, C8, Col. 3

## On the Leasing Scene

# 2000 M Taken by U.S.; Office Vacancy at 13%

This area's depressed office leasing market has, as the saying goes, gotten some good and some bad news.

First, the good news. The U.S. Government has taken 195,000 square feet in the newly finished 2000 M Street (NW) at a recording price of \$4.99 per sq. ft. The Government will pay developer Martin W. Juster of New York \$4.99

a square foot on a five-year term. A \$1.40 separate contract covers utilities and maintenance. Thus, a total of \$6.39 per foot.

This was something of an emergency leasing, with GSA needing the space for the strategic wage-price controls. The Labor Department, Cost of Living Com-

See OFFICE, C2, Col. 1